

Stanhope Land Use Board
August 9, 2021
Regular Meeting
Minutes

RECEIVED
SEP 14 2021
STANHOPE
BOROUGH

CALL MEETING TO ORDER:

Chairman Maguire called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Reorganization Meeting was forwarded to the New Jersey Herald and Daily Record on January 12, 2021, was placed on the municipal bulletin board and on the official website of the Borough of Stanhope.

Furthermore, notice of the change in the meeting location was sent to the New Jersey Herald and Daily Record on June 24, 2021 and was placed on the official bulletin board in the Municipal Building.

In the event the Board has not addressed all the items on its agenda by 10:00 p.m., and it is of the opinion that it cannot complete the agenda in a reasonable period, the Board may exercise its option to continue this meeting at an agreed time and place.

At this time, please turn off all cell phones.

ROLL CALL:

James Benson - absent
Nicholas Bielanowski - absent
Najib Iftikhar - present
Rosemarie Maio - absent
Thomas Pershouse - absent

John Rogalo - present
Joseph Torelli - present
Michael Vance - present
Paula Zeliff-Murphy - present
John Maguire - present

Others present: Board Secretary Ellen Horak

MINUTES

July 12, 2021 Meeting – On motion by Mr. Torelli, seconded by Mr. Vance, the Minutes of the July 12, 2021 Meeting were approved on majority voice vote. Mr. Iftikhar abstained.

CORRESPONDENCE

07-20-21 Robert Ruddy, Esq. – Minor Subdivision Application for Terry Webb re: Blk 10605 Lot 10
07-23-21 Dana Mooney, CFO – 2022 Budget Request
07-26-21 New Jersey Planning Officials – New Jersey Planner (May/June)
07-26-21 Virginia Liotta, Esq. – Request for 90-day extension re: Juntos Holdings, LLC, Blk 11205 Lots 1 and 4.01
08-02-21 Corey Kirk – Request for one-year extension of variance re: Blk 11304, Lot 6, 30 Linden Avenue (Ryan Leavy's variance approval)
08-06-21 Eric Keller – Technical Review #1, Webb Minor Subdivision, Block 10605, Lot 10

On motion by Mr. Vance, seconded by Ms. Zelif-Murphy and carried by unanimous voice vote, the Correspondence List was accepted and placed on file.

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairman Maguire opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

COMPLETENESS

21-01, Terry Webb

Block 10605, Lot 10, Minor Subdivision Application

Appl Received: 07/20/2021

45 Days: 09/23/2021

Chairman Maguire stated the Completeness Review Committee reviewed the application and recommends it be deemed complete. On motion by Mr. Torelli, seconded by Chairman Maguire and carried by the following unanimous roll call vote, 21-01 Terry Webb, Minor Subdivision Application for Block 10605, Lot 10 was deemed complete.

AFFIRMATIVE: Mr. Iftikhar, Mr. Rogalo, Mr. Torelli, Mr. Vance, Ms. Zelif-Murphy, Chairman Maguire
OPPOSED: None
ABSTENSIONS: None

Chairman Maguire stated he was advised by the Board Attorney that the hearing will not be held tonight as scheduled. Mr. Gavan spoke to the attorney for the applicant. The attorney for the applicant is not present and is aware that the hearing will be carried to the September meeting. Chairman Maguire noted that the application is for a minor subdivision, for which notice is not required.

BILLS:

	Bowman Consulting Group, Ltd.	
07/06/21	Re: Juntos Holdings, LLC	\$337.50
	Miscellaneous	
07/29/21	Local Media Group (NJ Herald) re: notice of mtg location change	\$ 13.80
07/30/21	Linda Chirip – secretarial services for July mtg	\$ 95.00

On motion by Mr. Vance, seconded by Mr. Torelli, the aforesaid bills were approved on the following unanimous roll call vote.

AFFIRMATIVE: Mr. Iftikhar, Mr. Rogalo, Mr. Torelli, Mr. Vance, Ms. Zelif-Murphy, Chairman Maguire
OPPOSED: None
ABSTENSIONS: None

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairman Maguire opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

NEW BUSINESS:

Corey Kirk Variance Extension Request (Blk 11304, Lot 6) – Corey Kirk came forward. Mr. Kirk explained he needs an extension of the variance received for the property. Mr. Kirk expressed frustration that he is still awaiting zoning and building approval after having submitted the required paperwork. Chairman Maguire stated the Board is not aware of anything not before this Board. The Board Secretary explained that Mr. Kirk is before the Board for an extension of the variance only. There are issues presently before the Zoning Official, who is having the Borough Engineer review the plans prior to issuing or denying a Zoning Permit. Mr. Kirk purchased the property from Mr. Leavy, who received variance approval to build a house on the lot. Although the house proposed by Mr. Kirk is in the footprint of the variance approved for Mr. Leavy's proposed house, his stormwater plans are different. Mr. Kirk is proposing a rain garden. The Zoning Official will determine after review of the Borough Engineer, whether to issue the Zoning Permit or require Mr. Kirk come back to the Board for a new variance or revised variance approval. Chairman Maguire stated the Board has no control over anything that goes before the Borough Engineer. The Secretary informed the Board that this is the third and final extension for the variance. The extension is from October 17, 2020 to October 17, 2021. On motion by Mr. Vance, seconded by Mr. Rogalo and carried by unanimous voice vote, the Board granted a one-year extension for the variance approval from October 17, 2020 to October 17, 2021.

2022 Budget Request – Chairman Maguire noted the Secretary prepared a draft budget for the Board's review. The Board reviewed each line item of the budget. The total budget request is \$4,935.00. On motion by Mr. Torelli, seconded by Mr. Vance and carried by the following unanimous roll call vote, the Board approved the 2022 budget request.

AFFIRMATIVE: Mr. Iftikhar, Mr. Rogalo, Mr. Torelli, Mr. Vance, Ms. Zelif-Murphy, Chairman Maguire
OPPOSED: None
ABSTENSIONS: None

The Secretary will submit the budget request to the CFO.

Escrow Accounts – Mr. Vance reviewed each escrow account listed on the escrow report and asked if all are current. The Secretary explained that the CFO regularly monitors all the escrow accounts. When an escrow account on an active application is low or depleted, she reaches out to the Board Engineer for an estimate of additional costs and sends a letter to the applicant requesting replenishment of the escrow account.

ADJOURNMENT:

On motion by Mr. Vance, seconded by Mr. Iftikhar, it was the consensus of the Board to adjourn the meeting at 7:20 P.M.

Respectfully submitted,


Ellen Horak, Board Secretary